

CHAPTER 04**AMENDMENTS TO THE CITY
GENERAL PLAN, DEVELOPMENT
CODE AND ZONING DISTRICT MAP**

- Section 04.010. Amendments to Lehi City General Plan; General Procedures.
- Section 04.020. Procedures for Amending the Lehi City General Plan
- Section 04.030. Application Requirements and Criteria for Approval of General Plan Amendments.
- Section 04.040. Effect of General Plan Amendment.
- Section 04.050. Procedure for Amending the Lehi City Development Code and Zoning Map.
- Section 04.060. Application Requirements and Criteria for Approval of Development Code and Zoning Map Amendments.
- Section 04.070. Effect of Development Code and Zoning Map Amendments.

Section 04.010 Amendments to Lehi City General Plan; General Procedures.

A. A proposed amendment to the Lehi City General Plan may be initiated by any property owner, any person residing in the City, any business owner, the BOA, the Commission, the City Council, the DRC, or the City Staff by filing an application for a General Plan amendment.

B. If such amendment is approved pursuant to the provisions of this Code, the applicant may then proceed to file an application for development approval authorizing such development if such development is consistent with the approved General Plan amendment(s) as approved by the City Council.

C. Submission. An application for an amendment to the Lehi City General Plan or General Plan Land Use Map may be filed with the City on the applicable application form as established pursuant to the provisions of this Code. Except on a motion duly passed by the City Council, identifying a public purpose and reasons to act immediately an application for a General Plan amendment shall be submitted to the City at least 60 days prior to the March or September meetings of the Commission.

Section 04.020 Procedures for Amending the Lehi City General Plan Text and Maps.

(Amended 7/10/07)

A. The City Staff/DRC shall prepare a report within 21 days and not less than 7 days prior to the meeting with the Commission indicating whether the proposed amendment is consistent with the Elements of the General Plan, the effect of the proposed amendment on the existing goals, objectives and policies of the General Plan, and listing any revisions to this Code that would be needed to implement the proposed amendment.

B. Prior to recommending the adoption, rejection or revision of any General Plan amendment, the Commission shall hold a public hearing in accordance with the procedures of this Code and the Utah Code, after receiving the report of the City Staff/DRC and providing at least ten (10) days notice.

C. After the Commission has reviewed the application and made its recommendation, the Staff shall submit a copy of the General Plan amendment as recommended by the Commission, the report of the Staff/DRC, and the transcripts and/or minutes of the proceedings before the Commission to the City Council. Following receipt of a copy of the General Plan amendment recommendation from the Commission, and all other materials, the City Council shall schedule a public hearing to consider the Planning Commission recommendation for the proposed General Plan amendment. The City Council shall consider the proposed General Plan amendment and the recommendation of the Commission pursuant to the procedures established by this Code and the Utah Code and shall provide at least ten (10) days notice for any required meeting or public hearing. The City Council shall approve the amendment, revise the proposed amendment and approve the proposed amendment as revised, or reject the proposed amendment. The City Council may approve a General Plan amendment only upon the affirmative vote of a majority of its total membership. If the City Council approves the proposed amendment as submitted or as revised, the City Council shall adopt the General Plan amendment by ordinance.

Section 04.030 Criteria for Approval of General Plan Text and Map Amendments.

In considering a proposed amendment to the Lehi City General Plan, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;

2. Consistency with the General Plan Land Use Map and the goals and policies of the General Plan;
3. Consistency and compatibility with the General Plan uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the uses identified by the General Plan;
5. Whether a change in the uses proposed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Section 04.040. Effect of General Plan Amendment.

From and after the effective date of a General Plan amendment as approved by the City Council, no amendments shall be made to this Code, nor shall any development order or development permit be approved or approved with conditions, unless such amendments, approvals and conditions are consistent with the adopted General Plan or element or portion thereof as amended. A General Plan amendment shall not authorize the development of land. After a General Plan amendment has been approved by the City Council, no development shall occur until the required development permits and licenses have been issued by the City.

Section 04.050. Procedures for Amending the Lehi City Development Code and Lehi City Zoning District Map. (Amended 7/10/07)

A. The text of this Code and the Lehi City Zoning District Map may be amended from time to time, consistent with the adopted Lehi City General Plan.

B. The Staff/DRC shall prepare a report within 21 days and not less than 7 days prior to the meeting with the Commission indicating whether the proposed amendment is consistent with the Elements of the General Plan, the effect of the proposed amendment on the existing goals, objectives and policies of the General Plan, and listing any revisions to this Code that would be needed to implement the proposed

amendment. Following the required public hearing(s), the Commission shall file a recommendation with the City Council recommending approval, modification or disapproval of the proposed Development Code or Zoning District Map amendment. The City Council shall consider the proposed amendment and the recommendation of the Commission pursuant to the procedures established by this Code and the Utah Code and shall provide at least ten (10) days notice for any required meeting or public hearing(s). The City Council may approve the amendment, revise the proposed amendment and approve the proposed amendment as revised, or reject the proposed amendment. The City Council shall approve a Development Code amendment or Zoning District Map amendment only upon the affirmative vote of a majority of its total membership. If the City Council approves the proposed amendment as submitted or as revised, the City Council shall adopt the amendment by ordinance and in accordance with all procedures established by law.

C. The Commission may recommend and the City Council may attach such conditions to the approval of an application for Development Code amendment or Zoning District Map amendment as are necessary to implement the General Plan and carry out the intent of this Code. All conditions shall be expressly stated in the approving ordinance.

Section 04.060. Criteria for Approval.

No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;

5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Section 04.070. Effect of an Amendment to the Lehi City Development Code and Zoning District Map(s).

An amendment to the Lehi City Development Code or Zoning District Map(s) shall not authorize the development of land. After an amendment has been approved by the City Council, no development shall occur until the required development permits and licenses have been issued by the City.